



Gregory-Portland Independent School District

BOARD MEMORANDUM

TO: DR. MICHELLE CAVAZOS

FROM: DR. ISMAEL GONZALEZ III

CC: BOARD OF TRUSTEES
PENNY ARMSTRONG
DEBORAH GARZA
MICHAEL THIEME
DR. MICHAEL NORRIS
BRITTNEY SOLIZ SANDOVAL

DATE: Monday, July 21, 2025

SUBJECT: Consider Approval of a Professional Services Contract with Studio Red Architects for the BOND 2025 Projects – Visual & Performing Arts Academic Center and Career & Technical Education Additions and Renovations, pursuant to RFQ #2425-04

PRIORITIES

PRIORITY 1: EXCEPTIONAL STUDENT PERFORMANCE

N/A

PRIORITY 2: HIGH PERFORMING AND ENGAGED WORKFORCE

N/A

PRIORITY 3: QUALITY SERVICE AND IMPACTFUL COMMUNITY ENGAGEMENT

N/A

PRIORITY 4: EFFICIENT AND EFFECTIVE DISTRICT AND CAMPUS OPERATIONS

4.2 Maintain fiscal viability; stewardship; and improve staff knowledge of sustainable budgeting processes

4.1 Annually improve operational processes

4.3 Ensure strategic alignment of resources

BACKGROUND INFORMATION:

Type: Consent

Following the successful passage of the Bond 2025 package on May 3, 2025—totaling \$205 million in voter-approved capital improvements—the district initiated a formal Request for Qualifications (RFQ #2425-04) to procure professional architectural services in accordance with Texas Government Code Chapter 2254, which governs the acquisition of professional services, including architecture, based on demonstrated competence and qualifications.

As part of the early planning and design phases for bond-funded projects, the district must secure architectural services to lead programming, design development, budgeting alignment, and visioning to ensure that each project supports the mission, vision, and long-term goals of Gregory-Portland ISD.

On June 16, 2025, the Board of Trustees approved the administration's recommendation to award Studio Red Architects to design the Visual and Performing Arts Academic Center and the Career and Technical Education Additions and Renovations. These two bond projects are being strategically combined into one integrated facility to promote cost efficiency, operational synergy, and shared programming opportunities.

Since that board action, district staff have been working closely with legal counsel and Studio Red to draft and negotiate a fair and reasonable professional services agreement. This includes aligning scope, deliverables, and architectural cost of services in accordance with best practices and in compliance with local policy and applicable state law.

Pursuant to Board Policy CV(LOCAL), construction-related professional service contracts exceeding \$50,000 require formal board approval. The contract presented for consideration reflects the next procedural step in implementing the board's June action.

Bond Allocations:

Visual and Performing Arts Academic Center: \$60,000,000

Career and Technical Education Additions and Renovations: \$20,000,000

If approved, the district will formally initiate the design phase with Studio Red, which will begin with an in-depth visioning and programming process. This will include the formation of a district-level design stakeholder committee comprised of students, staff, administrators, and community representatives. The committee's purpose will be to help guide the design team in ensuring the facility reflects the district's educational priorities and long-term strategic direction.

The design phase is anticipated to span approximately 9 to 12 months.

RECOMMENDATION:

District administration recommends approval and award of a professional services contract with Studio Red Architects for the design of the Visual and Performing Arts Academic Center and the Career and Technical Education Additions and Renovations, as part of the Bond 2025 program.

FINANCIAL IMPACT AMOUNT AND FUNDING SOURCE (IF APPLICABLE):

Please see the attached fee proposal submitted by Studio Red Architects. A summary of the proposed architectural fee structure is provided below:

Fee Category	Percentage
Basic Services	7.95%
Supplemental Services	1.86%
Total Architectural Fees	9.81%

Projected Construction Cost Budget - \$65,000,000

BOARD RELATED POLICY:

CH (LEGAL) (LOCAL)
CV (LEGAL) (LOCAL)
CVB (LEGAL)

ACTION ITEM SUGGESTED MOTION (if applicable):

That the Board make a motion to approve and award a contract to Studio Red Architects for professional architectural services related to the following Bond 2025 projects: (1) Visual and Performing Arts Academic Center and (2) Career and Technical Education Additions and Renovations, pursuant to RFQ #2425-04, as presented.